



## Mudgee

3 2 4

Perfectly nestled in an established South Mudgee address, this classic cottage is metres away from schools, parks, hospital & golf course, while still being just minutes from the Mudgee CBD, and offering distant views of the Mudgee hills. The cottage has four bedrooms, two bathrooms with a low maintenance block making this the perfect family home, - a must to inspect!

This classic cottage offers:

- Three generously proportioned bedrooms
- Fourth space could be bedroom or study
- Newly renovated stylish bathroom located in the center of the cottage and sun filled by the overhead skylight
- Second bathroom and combined laundry
- Floor to ceiling custom built linen and storage closet
- Large open plan living and dining space
- Secondary living space that is UV protected and offers a garden outlook
- Tidy renovated cottage style kitchen with electric cook-top, new extraction system, and loads of storage
- Meals and dining area adjacent to kitchen
- Comfort year-round with split system air conditioner, ceiling fans and two gas bottle connection points within the

**Land Size** : 629.9 sqm

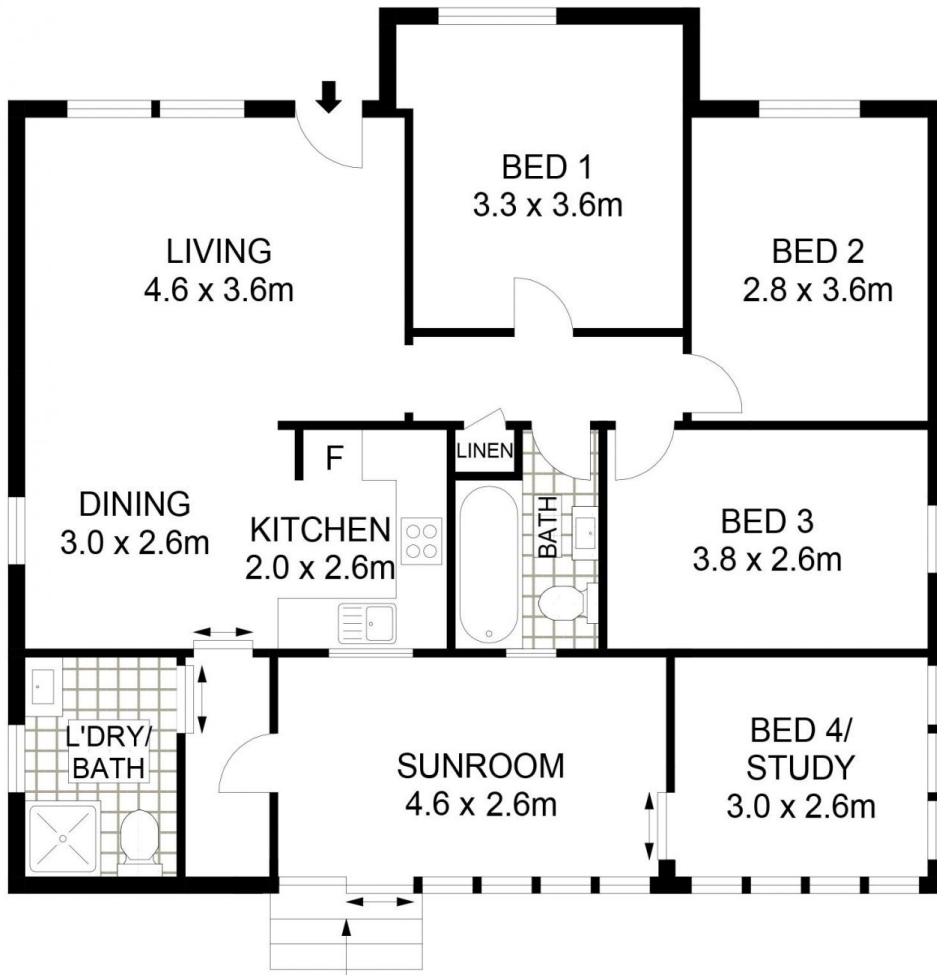
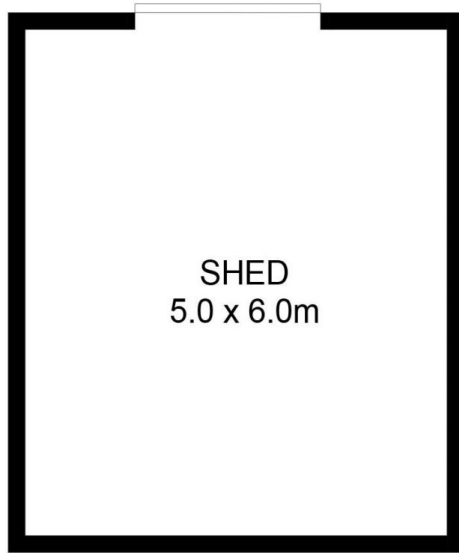
**View** : <https://www.thepropertyshop.com.au/lease/nsw/dubbo-orana/mudgee/residential/house/7588026>



**Marnie O'Brien**  
0431 061 148



**Karen Denyer**  
6372 2222



8 MADEIRA ROAD

MUDGEE



Floor plans and rooms sizes are indicative only